

Approved
Board of Assessors Minutes
Wednesday, May 19, 2021
Remote Meeting
Monson, MA 01057

Board Members Present: Allan Curtis, Chairman; Ronald Avery, Jr., Member; Russell Bressette, Jr., Member; Maryann Wilkinson, Principal Assessor.

The ZOOM meeting of the Board of Assessors was called to order by Chairman, Allan Curtis at 4:35pm.

Minutes: Mr. Bressette, Jr. made a motion to approve the draft open session minutes of April 21, 2021. Mr. Avery, Jr. seconded. All in favor. Motion passed 3-0.

Office Update: Monson is in the gray on the State Covid-19 map and the Town Hall is now open to the public. Masks continue to be required. Board meetings will continue to be held remote until the Governor updates the March 2020 orders. Office staff can now work in the same office with some restrictions.

Commitments:

Levy 2020 #08	1 bill totaling	\$5.00
Levy 2021 #02	1,270 bills totaling	\$234,051.82
Levy 2021# 01R	5 bills totaling	\$319.53

Mr. Bressette, Jr. made a motion to approve the excise tax commitments as listed. Mr. Avery, Jr. seconded. All in favor. Motion passed 3-0. The warrants and commitments will be stamped with the signature stamp of the Board.

Rollback commitment: The Board discussed whether a rollback penalty tax on parcel 128-052 is correct. It has been determined that the parcel did not qualify under MGL Chapter 61 in fiscal year 2021 and had incorrectly been approved by the State Forester. Mr. Bressette, Jr. stated that the rollback is a penalty tax and felt that the landowner should not be penalized for an error of the Forester and subsequently of this office. Mr. Bressette, Jr. provided that the correct action is to commit a revised bill for fiscal year 2021 in the amount that the property would have been assessed and taxed if it had not been under Chapter 61. Mr. Avery, Jr. and Mr. Curtis agree that a revised bill is more appropriate. Ms. Wilkinson will calculate a revised bill and have it prepared for the next meeting of the Board.

Chapterland: Board reviewed one Chapter 61 lien for recording. A copy of the lien has been sent to the landowner for review along with a request for recording fees. The Board approved the lien however, have determined to delay signing until their next meeting to allow the landowner time to review and ask any questions.

Correspondence: 2 Affidavits of Continuance have been received; however the buyer has also requested the Town release its ROFR. Ms. Wilkinson is working with the buyer's attorney to clarify the intention of the buyer. The board took no action.

Discussion: The MDM1 has been submitted in Gateway. The total of exemptions granted are \$81,869.65 and State reimbursement will be \$46,048.83.

Schedule next Meeting: Wednesday, June 16th at 4:30pm

Executive Session:

Mr. Avery, Jr. made a motion at 5:18 to go into executive session pursuant to MGL Ch 30A Section 21a (7) and to return to open session only to record any votes, sign reports generated by the votes and adjourn. Mr. Bressette, Jr. seconded.

The following roll call was taken: Mr. Curtis, Yes; Mr. Avery, Jr., Yes; Russell Bressette, Jr., Yes
Motion passed 3-0

The Board returned to Open session at 5:36pm to record the following votes:

The vote of the Board on: Real Estate Abatement:

<u>Parcel ID</u>	<u>Location</u>	<u>Clause</u>	<u>Vote of the Board</u>	<u>Reason</u>
045-004C	170 Hovey Rd	59 – 2D	Granted	Fire loss greater than 50%

The vote of the Board on: Motor Vehicle excise applications:

<u>Tax Year</u>	<u>Bill #</u>	<u>Registration #</u>	<u>Vote</u>	<u>Reason if denied</u>
2021	none	8270K	Denied	no bill issued

*List of granted Motor Vehicle excise applications are attached to these minutes.

Out of necessity, the following reports will be affixed with the signature stamp of the Board:
MVE Abatement Reports:

Levy 2020 - 3 granted in the amount of \$82.46
Levy 2021 - 14 granted in the amount of \$2,472.05

Prior to adjournment, Mr. Curtis mentioned that he had spoken with a vendor whose company utilizes Nearmap. The vendor was able to use the service to accurately measure structures and give quotes to potential customers without having to be on site. The vendor has found that the service is a valuable time saver to his company.

Meeting adjourned at 5:39pm

Respectfully submitted,
Maryann Wilkinson

Documents reviewed: draft minutes; Levy 2020 and 2021 MVE Commitments, Ch61 lien, Ch61 Affidavit of Continuance and ROFRs (2); Levy 2020 and 2021 MVE abatement reports; FY2021 RE & CPA abatement reports